



City of Nashua

Community Development Division

City Hall, 229 Main Street, PO Box 2019
Nashua, New Hampshire 03061-2019

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Economic Development	589-3070
Conservation Commission	589-3105
FAX	589-3119
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ZONING BOARD OF ADJUSTMENT

FEBRUARY 14, 2017

AMENDED AGENDA

Notice is hereby given that a Public Hearing of the City of Nashua Zoning Board of Adjustment will be held on Tuesday, February 14, 2017, at 6:30 PM at the Nashua City Hall Auditorium, 3rd floor, 229 Main Street.

1. Gary Wingate, 15 Sherman Street (Sheet 59 Lot 154); Michael Zagrodny, 11 Danbury Road (Sheet 137 Lot 145); Samuel Kouchalakos, 9 Danbury Road (Sheet 137 Lot 137), and John Bianchi, 7 Danbury Road (Sheet 137 Lot 153), appealing the decision of the administrative officer that a proposed elderly housing development located at 122 Manchester Street (Sheet 59 Lot 135) will provide significant facilities and services designed to meet the physical and social needs of older persons. RA Zone, Ward 2. **[TABLED FROM 1-24-17 MEETING]**
2. Carl Roy (Owner) April Roy (Applicant) 8 Dixville Street (Sheet 53 Lot 82) requesting special exception for a major home occupation for an in-home day care for 12 children. R9 Zone, Ward 1. [Expired - approved by ZBA on 1-8-13, applicant never obtained a building permit].
3. Southern New Hampshire Regional Medical Center (Owner) 24-30 Dearborn Street & 11½ Prospect Street (Sheet 18 Lots 1 & 2) requesting variance to allow a reduction in open space, 35% required - 24% proposed, after the two lots are combined. RC Zone, Ward 4.
4. Allen C. Mello Revocable Trust (Owner) 13 Marmon Drive (Sheet A Lot 690) requesting variance to exceed maximum number of wall signs, 3 permitted, 5 proposed. HB Zone, Ward 7. **[POSTPONED TO 2-28-17 MEETING]**
5. John J. Flatley Company (Owner) Expose Signs & Graphics (Applicant) 15 Tara Boulevard (Sheet A Lot 995) requesting the following variances: 1) to exceed maximum ground sign area for an existing sign, 150 sq.ft permitted, 256 sq.ft granted by Zoning Board on 5-12-15, permit issued for 239 sq.ft - an additional 36 sq.ft panel proposed; and, 2) to allow proposed

sign panel for an off-premise site at 200 Innovative Way for use to be determined later. PI Zone, Ward 8.

6. Sequel Development & Management, LLC (Owner) 7 Deerwood Drive (Sheet H Lot 133) requesting use variance to construct 8 multi-family dwelling units. PI/GB Zone, Ward 2.

OTHER BUSINESS:

1. Review of Motion for Rehearing
2. Review of upcoming agenda to determine proposals of regional impact.
3. Approval of Minutes for previous hearings/meetings:

1/10, 1/24

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED
WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."